| 167.0 | 0002 | 0013.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 915,300 / 915,300 |
| | | | | | USE VALUE: | 915,300 / 915,300 |
| | | | | | ASSESSED: | 915,300 / 915,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 61 | | FLORENCE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | AMBROSINO JONATHAN E & |
| Owner 2: | OLSON ERIC C |
| Owner 3: | |
| Street 1: | 61 FLORENCE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BRIAN CALLAHAN CO - |
| Owner 2: | - |
| Street 1: | 20 WOODBURY STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,530 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2207 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5530.000 | 522,900 | 2,800 | 389,600 | 915,300 |
| Total Card | 0.127 | 522,900 | 2,800 | 389,600 | 915,300 |
| Total Parcel | 0.127 | 522,900 | 2,800 | 389,600 | 915,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.73 | /Parcel: 414.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110409
GIS Ref:
GIS Ref:
Insp Date: 09/14/16

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 522,900 | 2800 | 5,530. | 389,600 | 915,300 | 915,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 390,900 | 2800 | 5,530. | 389,600 | 783,300 | 783,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 390,900 | 2800 | 5,530. | 345,100 | 738,800 | 738,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 312,700 | 2800 | 5,530. | 289,400 | 604,900 | 604,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 245,200 | 2800 | 5,530. | 289,400 | 537,400 | 537,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 239,000 | 2800 | 5,530. | 250,500 | 492,300 | 492,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 239,000 | 2800 | 5,530. | 242,100 | 483,900 | 483,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 239,000 | 2800 | 5,530. | 230,400 | 472,200 | 472,200 | | 12/13/2012 |

!12908!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:55:59 |

## LAST REV

| Date | Time |
|---|---|
| 06/21/17 | 14:44:21 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12908

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BRIAN CALLAHAN | 68441-41 | | 11/21/2016 | | 950,000 | No | No | | |
| PACHECO JOHN J, | 67046-366 | | 4/6/2016 | Change>Sale | 640,000 | No | No | | |
| PACHECO JOHN J | 54941-595 | | 7/2/2010 | Convenience | 1 | No | No | | |
| | 12027-229 | | 7/1/1971 | | 32,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 110409 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/15/2016 | 802 | Heat App | 10,000 | | | | | 2 HVAC hot air sys |
| 4/19/2016 | 466 | Inter Fi | 60,000 | | | | | REMOD KITCH ADD 2 |
| 11/29/2007 | 1101 | New Wind | | C | | | | 21 NEW WNDWS |
| 2/1/2006 | 65 | Manual | 5,000 | | | | | rebuild 6x6 rear |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/22/2017 | SQ Returned | MM | Mary M |
| 9/14/2016 | Meas/Inspect | DGM | D Mann |
| 11/10/2008 | Meas/Inspect | 336 | PATRIOT |
| 12/28/1999 | Mailer Sent | | |
| 12/8/1999 | Measured | 163 | PATRIOT |
| 1/1/1982 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5530 | | Sq. Ft. | Site | | 0 | 70. | 1.01 | 8 | | | Med. Tr | -5 | | | | | 389,622 | | | | | | 389,600 | |

Total AC/HA: 0.12695 | Total SF/SM: 5530 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,622 | Spl Credit | Total: 389,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1916 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.17870092 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 148.796 |
| Other Features: | 123774 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 548105 |
| Depreciation: | 25213 |
| Depreciated Total: | 522892 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 3 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

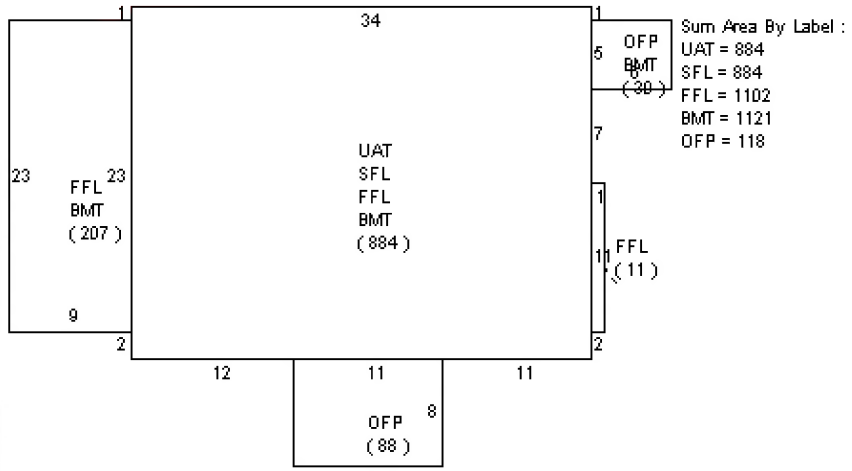
| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 11 | 3 | M |

| Totals | | |
|---|---|---|
| 1 | 11 | 3 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,121 | 44.640 | 50,040 |
| FFL | First Floor | 1,102 | 148.800 | 163,973 |
| SFL | Second Floor | 884 | 148.800 | 131,536 |
| UAT | Upper Attic | 221 | 114.570 | 25,321 |
| OFP | Open Porch | 118 | 30.780 | 3,633 |

| Net Sketched Area: | 3,446 | Total: | 374,503 |
|---|---|---|---|
| Size Ad | 1986 | Gross Are | 4109 | FinArea | 2207 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | G | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | 1.00 | Before Depr: | 163.68 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 151.74 |
| Final Total: | 522900 | Val/Su SzAd | 263.29 |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

167.0-0002-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 13X19 | F | FR | 1916 | 22.61 | T | 50 | 101 | | | 2,800 | | | 2,800 |

| More: | N | Total Yard Items: | 2,800 | Total Special Featues: | | Total: | 2,800 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc